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Longstaff & Eckfords

BOURNE RESIDENTIAL: 01778 420406 www.longstaff.com



9 Redmile Close, Bourne, Dyke, Lincolnshire, PE10 0DA

£750,000 Freehold

- Beautifully Presented Throughout
- Breakfast/Kitchen & Utility Room
- Detached Parker Built House

This property is located in the village of Dyke approximately just a mile North of Bourne at and all the local amenities including very good primary and senior schools including Bourne Grammar. Peterborough city centre is only approximately 22 miles South of the village and from Peterborough there are direct train links to London Kings Cross. Viewing is highly recommended at the earliest opportunity.

SPALDING 01775 766766 BOURNE 01778 420406

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Dining Room

13' 1" into recess x 13' 5" (3.99m x 4.09m)

French doors opening to outside, deep recess ideal for a cabinet, two wall light points, exposed wooden ceiling beams, radiator.



Accommodation

Front door opening to Entrance hallway: Stairs to first floor landing, two wall light points, under stairs storage cupboard, wall mounted thermostatic heating control, exposed wooden ceiling beams, oak veneer flooring.



Study

8' 6" x 8' 6" (2.59m x 2.59m)

Exposed wooden ceiling beams, radiator.

Landing

Access to roof storage space, radiator.

Bedroom 4

8' 6" x 8' 6" (2.59m x 2.59m)

Radiator, window to front.



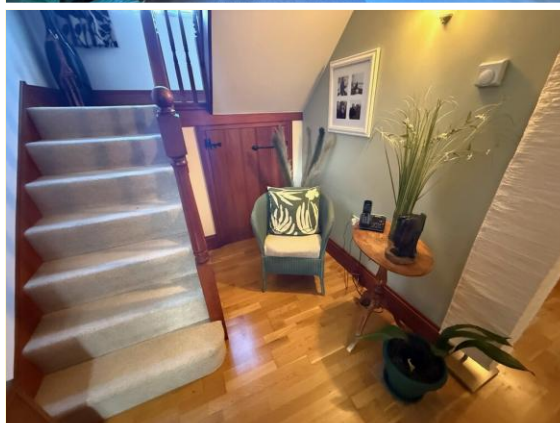
Breakfast/Kitchen

Fitted wall mounted and floor standing light wood effect cupboards including glass fronted display cupboard and four deep drawers, fitted worktop and splash back tiling, inset one and a quarter bowl stainless steel sink and drainer with mixer taps, integrated wine rack, range cooker including five ring gas hob and double electric oven with chrome extractor canopy over, integrated fridge and integrated dishwasher, space for American style fridge/freezer, complimentary splash back tiling, ceramic floor tiles, radiator, exposed wooden ceiling beams, inset ceiling spot lights, ceramic floor tiles, radiator, TV point.

Bedroom 2

9' 10" x 12' 9" (3.00m x 3.89m)

Radiator, window to front.



Walk in Storage Cupboard.

6' 4" x 13' 2" (1.93m x 4.01m)

Sloped ceiling with restricted height head, hot water tank, window to front.



Lounge

13' 2" x 23' 1" (4.01m x 7.04m)

Two radiators, TV point, telephone point, four wall light points, stunning inglenook fireplace with log burning stove, exposed brick work, paved hearth and wooden mantle, French doors opening to outside.

Utility Room

6' 11" x 8' 3" (2.11m x 2.51m)

Floor standing cupboard with fitted worktop and splash back tiling, inset stainless steel sink and drainer with mixer taps, space and plumbing under worktop for automatic washing machine, space for tumble dryer, wall mounted gas central heating boiler, ceramic floor tiles, uPVC part glazed door to rear, radiator, exposed wooden ceiling beams.





Bedroom 1

12' 9" x 13' 8" (3.89m x 4.17m)

TV point, radiator, window to rear.

Bedroom 3

10' 4" x 12' 10" (3.15m x 3.91m)

Radiator, window to front.

Family Bathroom

7' 6" x 9' 3" (2.29m x 2.82m)

Panelled bath with mixer shower attachment and mixer taps, low level WC, pedestal wash hand basin, complimentary splash back tiling, ceramic floor tiles, radiator, inset ceiling spot lights, extractor fan, electric shaver point and light over sink.

Ensuite Shower Room

Corner shower cubicle with curved glass door screen, pedestal wash hand basin, low level WC, chrome heated ladder towel, fully tiled walls, ceramic floor tiles, inset ceiling spot lights, extractor fan, electric shaver point and light over sink.

Garden

The front of the house is open plan and mostly laid to gravel which provides off road parking for several cars and leads to a double garage. Detached double garage (21'8" x 19'7") twin opening doors, power and light connected and personal door to the side. The garden extends to the side of the house and leads to the most magnificent rear garden. The rear garden is mostly laid to a vast area of lawn with the most lovely mature trees. There is also a raised patio seating area. Overall the whole plot extends to over an acre. This garden really should be viewed to appreciate everything it has to offer. Please note there is a public right of way access through the rear garden and buyers should make their own enquires.

Cloakroom

Low level WC, pedestal wash hand basin, splash back tiling, ceramic floor tiles, radiator, wooden ceiling beams.









Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TENURE Freehold

SERVICE Gas, Electricity, Water

COUNCIL TAX BAND F

LOCAL AUTHORITIES

South Holland District Council 01775 761161

Anglian Water Services Ltd. 0800 919155

Lincolnshire County Council 01522 552222

PARTICULARS CONTENT

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Ref: S-3668649

Viewings are to be arranged by prior appointment. We make every effort to produce accurate and reliable details but if there are any particular points you would like to discuss prior to making your inspection, please contact our office. We suggest you contact us to check the availability of this property prior to travelling to the area in any case.

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